



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: Pamela Stewart

Owner: Andrea Dunning

Owner: David Dunning

Tax Map #:

491-1.38

Application No.:

Receipt # 41341

Zoning Authority:

Islip

Community:

Kismet

Object (Yes/No): **Yes**

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

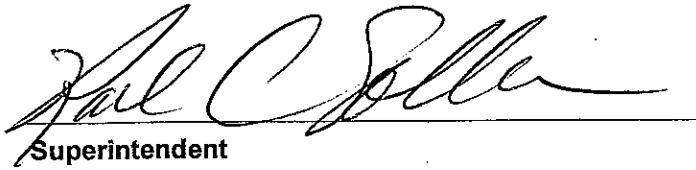
Reason for Objection: 36 CFR Part 28.12(d)

Objection Type: Exceeds 35% maximum lot occupancy

Comments:

The applicant is applying for variances to legalize the existing overdevelopment of this property. Per the Town of Islip Zoning Denial & Variance Request, they are asking for setback variances for an existing 2nd story addition, setback variances for front and rear decks, and for pavers having 0' setback instead of the required 5' minimum. The Seashore has no previous file for this property, which indicates that no previous applications have been made on this property. According to a 1984 aerial photograph, most of the now existing decking did not exist at that time. We would have objected to this extreme overdevelopment of almost 100% lot occupancy, including the 59.88% FAR (30% maximum allowed under town code), if permits were requested at the time of development. We strongly object to legalizing this after-the-fact construction, as it merely emboldens the applicants and others to proceed with illegal developments accordingly, as the precedent will have been set to do so.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.


Superintendent

4/22/2014

Date

Cc: Applicant